

AO 440 (Rev. 06/12) Summons in a Civil Action

# UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

*Plaintiff(s)*

v.

Brandegee Garden NY, LLC, et al.

*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

## SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Brandegee Garden NY, LLC  
c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

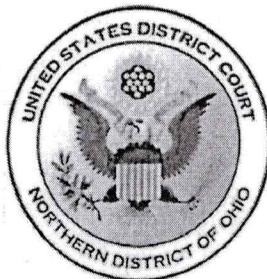
A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Date: 03/24/2025



SANDY OPACICH, CLERK OF COURT

/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

Civil Action No. 1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for *(name of individual and title, if any)* Brandeggee Garden NY, LLC c/o Millennia Housing  
was received by me on *(date)* 03/27/2025 Development, Ltd.

☐ I personally served the summons on the individual at *(place)* \_\_\_\_\_  
\_\_\_\_\_ on *(date)* \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_  
\_\_\_\_\_, a person of suitable age and discretion who resides there,  
on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Brandeggee Garden NY, LLC  
c/o Millennia Housing Development, Ltd. on *(date)* 03/27/2025 ; or

☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00.

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
Server's signature

Shelly A. Gabor, Process Server  
\_\_\_\_\_  
Printed name and title

P.O. Box 93822, Cleveland, Ohio 44101

\_\_\_\_\_  
Server's address

Additional information regarding attempted service, etc:

AO 440 (Rev. 06/12) Summons in a Civil Action

UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
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*Plaintiff(s)*

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*Defendant(s)*

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Cleveland, Ohio 44114

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/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

AO 440 (Rev. 06/12) Summons in a Civil Action (Page 2)

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/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

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/s/ Christopher Blair

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RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz, LLC, and Jonaton Grassi

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Defendant(s)

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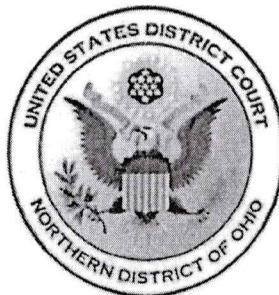
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/s/ Christopher Blair

Signature of Clerk or Deputy Clerk

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Printed name and title

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UNITED STATES DISTRICT COURT

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RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
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SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)*

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c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

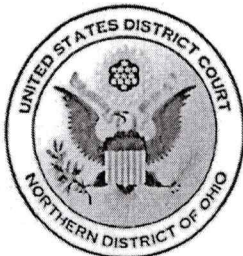
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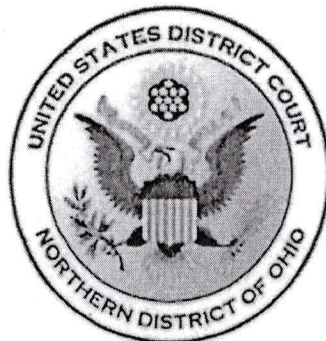
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V.

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Defendant(s)

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on *(date)* \_\_\_\_\_ : or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_

, a person of suitable age and discretion who resides there.

on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Millennia Housing  
Management, Ltd.

on *(date)* 03/27/2025 : or

☐ I returned the summons unexecuted because \_\_\_\_\_

: or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
Server's signature

Shelly A. Gabor, Process Server

\_\_\_\_\_  
Printed name and title

P.O. Box 93822, Cleveland, Ohio 44101

\_\_\_\_\_  
Server's address

Additional information regarding attempted service, etc:

AO 440 (Rev. 06/12) Summons in a Civil Action

UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

\_\_\_\_\_  
*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

\_\_\_\_\_  
*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Date: 03/24/2025



SANDY OPACICH, CLERK OF COURT

/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

Civil Action No.

1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for *(name of individual and title, if any)* Millennia Housing Development, Ltd.  
was received by me on *(date)* 03/27/2025

☐ I personally served the summons on the individual at *(place)* \_\_\_\_\_

on *(date)* \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_

\_\_\_\_\_, a person of suitable age and discretion who resides there,  
on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Millennia Housing  
Development, Ltd. on *(date)* 03/27/2025 ; or

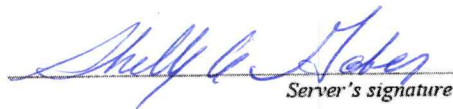
☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
*Server's signature*

Shelly A. Gabor, Process Server

*Printed name and title*

P.O. Box 92833, Cleveland, Ohio 44101

*Server's address*

Additional information regarding attempted service, etc:



AO 440 (Rev. 06/12) Summons in a Civil Action

UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

\_\_\_\_\_  
*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

\_\_\_\_\_  
*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Village Point NY, LLC  
c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Date: 03/24/2025



SANDY OPACICH, CLERK OF COURT

/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

AO 440 (Rev. 06/12) Summons in a Civil Action (Page 2)

Civil Action No.

1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for (name of individual and title, if any) Village Point NY, LLC c/o Millennia Housing Development, Ltd  
was received by me on (date) 03/27/2025

☐ I personally served the summons on the individual at (place) \_\_\_\_\_  
\_\_\_\_\_ on (date) \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with (name) \_\_\_\_\_  
\_\_\_\_\_, a person of suitable age and discretion who resides there,  
on (date) \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on (name of individual) Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of (name of organization) Village Point NY LLC  
c/o Millennia Housing Development, Ltd. on (date) 03/27/2025 ; or


☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other (specify): \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
Server's signature

Shelly A. Gabor, Process Server  
\_\_\_\_\_  
Printed name and title

P.O. Box 93822, Cleveland, Ohio 44101  
\_\_\_\_\_  
Server's address

Additional information regarding attempted service, etc:

AO 440 (Rev. 06/12) Summons in a Civil Action

# UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

## SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Village Point NY MM, LLC  
c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.



SANDY OPACICH, CLERK OF COURT

Date: 03/24/2025

/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*



Civil Action No.

1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for *(name of individual and title, if any)* Village Point NY MM, LLC c/o Millennia Housing Development, Ltd.  
was received by me on *(date)* 03/27/2025

☐ I personally served the summons on the individual at *(place)* \_\_\_\_\_

\_\_\_\_\_ on *(date)* \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_

\_\_\_\_\_, a person of suitable age and discretion who resides there.

on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Village Point NY MM, LLC  
Millennia Housing Development, Ltd. on *(date)* 3/27/2025 ; or

☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00.

I declare under penalty of perjury that this information is true.

Date: 3/27/2025

  
\_\_\_\_\_  
*Server's signature*

Shelly A. Gabor, Process Server

\_\_\_\_\_  
*Printed name and title*

P.O. Box 93822, Cleveland, Ohio 44101

\_\_\_\_\_  
*Server's address*

Additional information regarding attempted service, etc:



AO 440 (Rev. 06/12) Summons in a Civil Action

# UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

## SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Genesee Tower NY MM, LLC  
c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

Date: 03/24/2025



SANDY OPACICH, CLERK OF COURT

/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

AO 440 (Rev. 06/12) Summons in a Civil Action (Page 2)

Civil Action No.

1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for *(name of individual and title, if any)* Genesee Tower NY MM, LLC c/o Millennia Housing  
was received by me on *(date)* 03/27/2025 Development, Ltd.

☐ I personally served the summons on the individual at *(place)* \_\_\_\_\_

\_\_\_\_\_ on *(date)* \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_

\_\_\_\_\_, a person of suitable age and discretion who resides there,  
on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Genesee Tower NY MM, LLC  
c/o Millennia Housing Development, Ltd on *(date)* 03/27/2025 ; or

☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00.

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
*Server's signature*

Shelly A. Gabor, Process Server  
\_\_\_\_\_  
*Printed name and title*

P.O. Box 93822, Cleveland, Ohio 44101

\_\_\_\_\_  
*Server's address*

Additional information regarding attempted service, etc:

AO 440 (Rev. 06/12) Summons in a Civil Action

UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

*Defendant(s)*

Civil Action No. 1:25-cv-00561-SO

SUMMONS IN A CIVIL ACTION

To: *(Defendant's name and address)* Genesee Tower NY, LLC  
c/o Millennia Housing Development, Ltd.  
4000 Key Tower, 127 Public Square  
Cleveland, Ohio 44114

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP  
1660 W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

SANDY OPACICH, CLERK OF COURT

Date: 03/24/2025



/s/ Christopher Blair

*Signature of Clerk or Deputy Clerk*

AO 440 (Rev. 06/12) Summons in a Civil Action (Page 2)

Civil Action No.

1:25-cv-00561-SO

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for *(name of individual and title, if any)* Genesee Tower NY, LLC c/o Millennia Housing Development, Ltd.  
was received by me on *(date)* 03/27/2025

☐ I personally served the summons on the individual at *(place)* \_\_\_\_\_  
\_\_\_\_\_ on *(date)* \_\_\_\_\_ ; or

☐ I left the summons at the individual's residence or usual place of abode with *(name)* \_\_\_\_\_  
\_\_\_\_\_, a person of suitable age and discretion who resides there,  
on *(date)* \_\_\_\_\_, and mailed a copy to the individual's last known address; or

☒ I served the summons on *(name of individual)* Nicole Dayem, Legal Department, who is  
designated by law to accept service of process on behalf of *(name of organization)* Genesee Tower NY, LLC  
c/o Millennia Housing Development, Ltd. on *(date)* 03/27/2025 ; or

☐ I returned the summons unexecuted because \_\_\_\_\_ ; or

☐ Other *(specify)*: \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00

I declare under penalty of perjury that this information is true.

Date: 03/27/2025

  
\_\_\_\_\_  
*Server's signature*

Shelly A. Gabor, Process Server

*Printed name and title*

P.O. Box 93822, Cleveland, Ohio 44101

*Server's address*

Additional information regarding attempted service, etc:



UNITED STATES DISTRICT COURT

for the

Northern District of Ohio

RIK IOF Millennia Buck Portfolio, LLC; Lobo Feroz,  
LLC, and Jonaton Grassi

\_\_\_\_\_  
*Plaintiff(s)*

v.

Brandegge Garden NY, LLC, et al.

\_\_\_\_\_  
*Defendant(s)*

Civil Action No. 1:25-CV-00561

**ALIAS SUMMONS IN A CIVIL ACTION**

To: *(Defendant's name and address)* Frank T. Sinito  
6820 Eagle Mills Road  
Willoughby, OH 44094

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Joshua A. Klarfeld  
UB GREENSFELDER LLP 1660  
W. 2nd Street, Suite 1100  
Cleveland, OH 44113  
jklarfeld@ubglaw.com

If you fail to respond, judgment by default will be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

3/28/2025

Date: \_\_\_\_\_



SANDY OPACICH, CLERK OF COURT

s/ A. Faluski

\_\_\_\_\_  
*Signature of Clerk or Deputy Clerk*

AO 440 (Rev. 06/12) Alias Summons in a Civil Action (Page 2)

Civil Action No. 1:25-CV-00561

**PROOF OF SERVICE**

*(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))*

This summons for (name of individual and title, if any) Frank T. Sinito  
was received by me on (date) 03/31/2025.

☐ I personally served the summons on the individual at (place) \_\_\_\_\_  
\_\_\_\_\_ on (date) \_\_\_\_\_; or

☒ I left the summons at the individual's residence or usual place of abode with (name) Melissa  
who acknowledged to me she lives at \_\_\_\_\_, a person of suitable age and discretion who resides there,  
this address. \_\_\_\_\_  
on (date) 03/31/2025, and mailed a copy to the individual's last known address; or

☐ I served the summons on (name of individual) \_\_\_\_\_, who is  
designated by law to accept service of process on behalf of (name of organization) \_\_\_\_\_  
\_\_\_\_\_ on (date) \_\_\_\_\_; or


☐ I returned the summons unexecuted because \_\_\_\_\_; or

☐ Other (specify): \_\_\_\_\_

My fees are \$ \_\_\_\_\_ for travel and \$ \_\_\_\_\_ for services, for a total of \$ 0.00.

I declare under penalty of perjury that this information is true.

Date: 03/31/2025

  
\_\_\_\_\_  
Server's signature

Shelly A. Gabor, Process Server  
\_\_\_\_\_  
Printed name and title

P.O. Box 93822, Cleveland, Ohio 44101

\_\_\_\_\_  
Server's address

Additional information regarding attempted service, etc: